



CITY OF MORGAN HILL

**MORGAN HILL REDEVELOPMENT AGENCY
CITY COUNCIL**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Greg Sellers, Vice-Chairperson
Hedy L. Chang, Agency Member
Cynthia J. Cook, Agency Member
Steve Tate, Agency Member

CITY COUNCIL

Dennis Kennedy, Mayor
Steve Tate, Mayor Pro Tempore
Hedy L. Chang, Council Member
Cynthia J. Cook, Council Member
Greg Sellers, Council Member

WEDNESDAY, JUNE 28, 2000

JOINT AGENDA

**REDEVELOPMENT AGENCY REGULAR MEETING
&
CITY COUNCIL SPECIAL MEETING**

7:00 P.M.

CALL TO ORDER

(Chairperson/Mayor Kennedy)

ROLL CALL ATTENDANCE

(Agency Secretary/City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/City Clerk Torrez)

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

Redevelopment Agency Action

CONSENT CALENDAR:

The Consent Calendar, Agenda Items may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

	Time Estimate		Page
		Consent Calendar: 1 - 10 Minutes	
1.		<u>MAY 2000 FINANCE AND INVESTMENT REPORT</u>	1.
		<u>Recommended Action:</u> <u>Accept and File</u> Report	

OTHER BUSINESS:

	Time Estimate		Page
2.	10 minutes	<u>SUPPLEMENTAL LOAN TO SOUTH COUNTY HOUSING FOR VILLA CIOLINO</u>	11
		<u>Recommended Action:</u>	
		1. <u>Approve</u> a Loan Commitment Increase of \$475,000 to South County Housing (SCH) for the Villa Ciolino Acquisition and Development Project; and	
		2. <u>Authorize</u> the Interim Executive Director to Modify the Villa Ciolino Permanent Loan Agreement by Increasing the Loan Amount from \$1.9 Million to \$2.375 Million.	
3.	10 minutes	<u>COMMITMENT OF RDA 20% HOUSING SET ASIDE FUNDS TO SOUTH COUNTY HOUSING (SCH) FOR THE CHURCH STREET TRAILER PARK ACQUISITION AND DEVELOPMENT PROJECT</u>	15
		<u>Recommended Action:</u>	
		1. <u>Adopt</u> Resolution No. MHRA - 218 Approving a Loan Commitment of Up to \$1.35 Million to South County Housing (SCH) for the Acquisition of Church Street Trailer Park Site and the Adjacent Fourplex Property, and	
		2. <u>Authorize</u> the Interim Executive Director to Negotiate, Prepare and Execute the Loan Agreement and Related Documents with SCH in an Amount Not to Exceed the \$1.35 Million.	

Redevelopment Agency and City Council Action

CONSENT CALENDAR:

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**Time
Estimate**

Page

Consent Calendar: 1 - 10 Minutes

4. **AWARD OF CONTRACT FOR EL TORO AVENUE STREET AND UTILITY REPLACEMENT PROJECT** 23
Recommended Action: Make findings of benefit for use of RDA 20% set-aside funds by the following:
1. **Adopt** Resolution MHRA-220 Approving Payment by the Agency for All or a Part of the Cost of Improvements to El Toro Avenue,
 2. **Adopt** Resolution No. MHRA-221 Approving Payment for the Design and Construction of New Utility Improvements for El Toro Avenue,
 3. **Adopt** Resolution No. MHRA-222 Approving Payment by the Morgan Hill Redevelopment Agency for All or a Part of the Cost of Improvements to El Toro Avenue,
 4. **Appropriate** \$243,512 from the Current Year Unappropriated RDA Non-housing Fund Balance to Complete Funding for This Project, and
 5. **Award** Contract to Trincherro Construction Company, Inc. for the Construction of El Toro Avenue Street and Utility Replacement Project in the Amount of \$473,598.

PUBLIC HEARINGS:

**Time
Estimate**

Page

5. **10 minutes** **AUTHORIZING THE REDEVELOPMENT AGENCY TO PAY FOR THE DEVELOPMENT AND CONSTRUCTION OF THE COMMUNITY CENTER PROJECT** 33
Recommended Action: Request staff presentation.
Public Hearing opened.
Please limit your remarks to 3 minutes. Public Hearing closed.
Council discussion.
- Action -- **Motion to Adopt** Resolution No. MHRA - 219 Approving the Payment by the Agency of All or a Part of the Value of the Land for and the Cost of the Installation and Construction of a Community Center Facility and Related Improvement in the Ojo de Agua Community Development Project Area.
- Action - **Motion to Adopt** Resolution No. 5411 Approving the Payment by the Morgan Hill Redevelopment Agency of All or a Part of the Value of the Land for and the Cost of the Installation and Construction of a Community Center Facility and Related Improvements in the Ojo de Agua Community Development Project Area.

6. 10 minutes **DISPOSITION AND OFFSITE DEVELOPMENT AGREEMENT WITH LLAGAS VALLEY INVESTORS FOR THE RELOCATION AND REHABILITATION OF THE OLD MORGAN HILL ELEMENTARY SCHOOL BUILDING** 43
Recommended Action: Request Staff Presentation.
Public Hearing Opened.
Continue Public Hearing to July 12, 2000.

City Council Action

CONSENT CALENDAR: The Consent Calendar, Agenda Items #7 through #9 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

- | Time
Estimate | | Page |
|---|--|------|
| Consent Calendar: 1 - 10 Minutes | | |
| 7. | <u>AWARD OF CONTRACT FOR POLYBUTYLENE WATER SERVICE REPLACEMENT PROJECT, PHASE II</u>
Recommended Action: <u>Award</u> Contract to Monterey Peninsula Engineering for the Construction of Polybutylene Water Service Replacement Project, Phase II in the Amount of \$314,600. | 47 |
| 8. | <u>FINAL MAP ACCEPTANCE FOR MADRONE CROSSING PH. I (TRACT 9234)</u>
Recommended Action:
1. <u>Approve</u> the Final Map, Subdivision Agreement and Improvement Plans,
2. <u>Authorize</u> the Interim City Manager to Sign the Subdivision Improvement Agreement on Behalf of the City and
3. <u>Authorize</u> the Recordation of the Map and the Subdivision Improvement Agreement Following Recordation of the Development Improvement Agreement. | 49 |
| 9. | <u>APPROVAL OF SUPPLEMENTAL IMPROVEMENT AGREEMENT WITH SHEA HOMES/GLENROCK BUILDERS - TRACT 9234</u>
Recommended Action: <u>Approve</u> the Supplemental Improvement Agreement for Relocation of Sewer Lift Station "I" by Shea Homes & Glenrock Builders at Madrone Crossing (Tract 9234) and Authorize the Interim City Manager to Execute the Agreement on Behalf of the City. | 61 |

OTHER BUSINESS:

	Time Estimate		Page
10.	5 minutes	<u>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL ENACTING SECTION 12.20.095 (USE OF THE SKATE PARK FACILITY) OF CHAPTER 12.20 (CITY PARKS AND RECREATION BUILDINGS) OF TITLE 12 (STREETS, SIDEWALKS AND PUBLIC PLACES) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL REGULATING USE OF THE SKATE PARK FACILITY</u>	71
		Recommended Action: 1) Waive the Reading in Full of Ordinance No. 1484, N.S. Enacting Section 12.20.095, Use of Skate Park Facility of Chapter 12.20, City Parks and Recreation Buildings of Title 12, Streets, Sidewalks and Public Places of the Municipal Code of the City of Morgan Hill, Regulating Use of the Skate Park Facility and 2) <u>Introduce</u> Ordinance No. 1484, N.S. by Title Only.	
11.	30 minutes	<u>PRESENTATION ON BECOMING A MUNICIPAL UTILITY BY COMPETISYS</u>	77
		Recommended Action: <u>Provide</u> Direction to Staff.	

OPPORTUNITY FOR PUBLIC COMMENT

CLOSED SESSION:

	Time Estimate	
		1.
10 minutes		CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
		Legal Authority: Government Code 54956.8 & 54956.9(c) (1potential case)
		Real Property(ies) involved: APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Mission View and Cochrane Road; and APN 728-31-009 - 12.88 acres located on the southeast corner of Cochrane and Highway 101 (St. Louise Hospital property)
		City Negotiators: Agency Members; Interim Executive Director; Interim Agency Counsel; and F. Gale Conner, special counsel
		Closed Session Topic: Potential Litigation
		2.
		PUBLIC EMPLOYMENT
		Legal Authority: Government Code Section 54957
		Position: City Manager Recruitment

ADJOURN TO CLOSED SESSION:

RECONVENE:

CLOSED SESSION ANNOUNCEMENT:

FUTURE AGENCY-INITIATED AGENDA ITEMS:

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas.
Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT